

Traverse Mountain

TABLE OF BULK AND INTENSITY REQUIREMENTS

Highway Commercial Planning District

| | Traverse Mountain |
|---|---|
| Minimum Lot Area | N/A |
| Minimum Lot Width | To be reviewed on a case-by-case basis with each site plan |
| Minimum Front and Corner Yard | 15 ft. + sight triangle |
| Minimum Rear Yard | As allowed by IBC and must recognize any easements and comply with Chapter 12-080. |
| Minimum Side Yard | As allowed by IBC and must recognize any easements and comply with Chapter 12-080. |
| Minimum Ground Floor Area Per Residential Unit | Reference Residential Bulk & Intensity Residential Districts HDR Non Canyon for minimum ground floor area |
| Minimum Living Area per Residential Unit Where Allowed Above Commercial | 600 square feet - single level unit in a stacked flat configuration |
| Maximum Building Height of Occupied Structure | 12 stories |
| Maximum Building Height of Unoccupied Structure | None |
| Minimum Open Space Requirement | 10% - Open space in the commercial area may be combined with other commercial site plans to create a large open space area. |

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Traverse Mountain

October 26, 2011

TRAVERSE MOUNTAIN

Table of Bulk and Intensity Requirements Residential Districts

| | |
|------------------|-----------------|
| LDR | 1 - 4 Du/Ac |
| MDR | 4.1 - 6 Du/Ac |
| HDR 1 | 6.1 - 9 Du/Ac |
| HDR 2 | 9.1 - 14 Du/Ac |
| HDR 3 | 14.1 - 18 Du/Ac |
| HDR 4 | 18.1 - 20 Du/Ac |
| HDR (Non Canyon) | 6.1 - 20 Du/Ac |

Development Standards reflect designs at the highest density

| | LDR | | MDR | | HDR 1 | | HDR 2 | | HDR 3 | | HDR 4 | | HDR Non Canyon | |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--|--|--|--|--------------------|--------------------|--|
| | detached | attached | detached | attached | detached | attached | detached | attached | detached | attached | detached | attached | detached | |
| | | | | | | | | | | | | | | |
| Maximum DU/Ac | 4 | 6 | 6 | 9 | 9 | 14 | 14 | 18 | 20 | 20 | 14 | | | |
| Minimum Lot Size | 8000 | na | 5000 | na | 3200 | na | 2800 | na | na | na | na | 2800 | | |
| Minimum Lot Width | 60 | na | 45 | na | 38 | na | 32 | na | na | na | na | 32 | | |
| Minimum Front Yard | | | | | | | | | | | | | | |
| conventional | 20' to garage | 18' to garage | 18' to garage | 18' to garage | 18' to garage | 5' to garage | 3' to garage | 5' to garage | 5' to garage | 5' to garage | 5' to garage | 3' to garage | | |
| rear loaded* | 20' to living area | 10' to living area | 10' to living area | 10' to living area | 10' to living area | 8' to living area | 8' to living area | 8' to living area | 8' to living area | 8' to living area | 8' to living area | 8' to living area | 8' to living area | |
| | na | 15' to living area | 15' to living area | 20' to living area | 15' to living area | 15' to living area | 10' to living area | 15' to living area | 15' to living area | 15' to living area | 15' to living area | 15' to living area | 10' to living area | |
| Minimum Side Yard | | | | | | | | | | | | | | |
| interior lots | 5 | 5 | 5 | na | 0 | na | 0 | na | na | na | na | na | 0 | |
| corner lots | 15 | 15 | 15 | 15 | 10 | 15 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | |
| Minimum Rear Yard | | | | | | | | | | | | | | |
| conventional | 20 | 15 | 20 | 15 | 15 | 12 | 12 | see bldg sep. | see bldg sep. | see bldg sep. | see bldg sep. | 12 | | |
| rear loaded | na | 18' to garage | 18' to garage | 3' to garage | 3' to garage | 5' to garage | 3' to garage | 5' to garage | 5' to garage | 5' to garage | 5' to garage | 3' to garage | | |
| Building to Building Separations (minimum) | | | | | | | | | | | | | | |
| front to front | 30 | 30 | 28 | 30 | 28 | 30 | 28 | 40 | 40 | 40 | 40 | 28 | | |
| side to side | 15 | 15 | 10 | 10 | 10 | 15 | 8 | 15 | 20 | 20 | 20 | 8 | | |
| front to side | 30 | 30 | 30 | 20 | 15 | 20 | 15 | 35 | 35 | 35 | 35 | 15 | | |
| rear to rear | 30 | 30 | 30 | 30 | 30 | 35 | 30 | 35 | 35 | 35 | 35 | 30 | | |
| Maximum Building Height | | | | | | | | | | | | | | |
| | 35' | 35' | 35' | 35' | 35' | 45' or 3 stories | 45' or 3 stories | 45' or 3 stories | 65' or 4 stories | 65' or 4 stories | 65' or 4 stories | 45' or 3 stories | | |
| Min. Ground Floor Area | | | | | | | | | | | | | | |
| *** single story | 1000 | 600 | 600 | 500 | 500 | 450 | 450 | **single level 600 stacked flat 50/800 | **single level 600 stacked flat 50/800 | **single level 600 stacked flat 50/800 | **single level 600 stacked flat 50/800 | 450 | 450 | |
| *** two story | 850/1450 | 600/1200 | 600/1200 | 50/1000 | 450/1200 | 50/1000 | 450/1000 | | | | | 50/800 | 450/1000 | |

* measured from top back of curb (tbc) of residential streets. Increase 10' along collector streets where appropriate.

** single level stacked flat condo configuration 600 s.f. minimum

*** garage not included in square footage

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